

Buy. Sell. Rent. Let.



9 Market Place, Wainfleet All Saints, PE24 4BU



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£95,000

When it comes to  
property it must be

  
**lovelle**





£95,000



Key Features

- One Double Bedroom
- Lounge
- Kitchen
- Bathroom
- Electric Boiler to Radiators
- NO ONWARD CHAIN
- EPC rating D
- Tenure: Freehold

Great FIRST TIME BUYER PROPERTY or BUY TO LET or property to DOWNSIZE to! Located in the charming Market Place of the historic Market Town of Wainfleet All Saints which is well served with train station, bus services, mini supermarkets, various shops, pubs, restaurants and take-aways. The accommodation comprises; lounge, kitchen, double bedroom and bathroom with electric central heating to radiators and small yard to the rear (shared with next door). Easy car parking as the Market Place directly in front of the house offers unrestricted free car parking.

### Lounge

4.05m x 3.47m (13'4" x 11'5")

Entered via front door with sash window to the front aspect, stairs to the first floor, radiator, door to;

### Kitchen

3.12m x 2.12m (10'2" x 7'0")

With window to the rear aspect, fitted base and wall cupboards, work surfaces with inset stainless steel sink, integrated electric oven and hob, space for washing machine and fridge-freezer, open doorway leads to;

### Rear Lobby/Storage

2.79m x 1.00m (9'2" x 3'4")

With door and window to the rear yard. Ideal area for storage.

### Bedroom

4.15m x 3.64m (13'7" x 11'11")

Open from the stairs with sash window to the front aspect, radiator, door to;

### Bathroom

2.23m x 2.14m (7'4" x 7'0")

With sealed unit double glazed window, low level WC, pedestal wash hand basin, bath with electric shower over, extractor fan, radiator and door to cupboard housing the hot water tank and electric central heating boiler.

### Outside

To the rear there is a small yard area shared with No.10.

### Services

The property has mains sewerage, mains water and electric. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

### Location

At the heart of Wainfleet, (Market Town) which has various amenities including bus services, train station, shops, primary school, pubs/restaurants and take aways.

### Directions

On leaving Skegness after approx 5 miles you go over the railway lines and take the second righthand turn (Boston Road) for Wainfleet, follow this road which will bear right over the bridge, go past Batemans Brewery on the left, past the Church, over the level crossing and across a small mini round about until you entre the market square where the property will be found on the right hand side.

## Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.  
<https://www.e-lindsey.gov.uk/>

## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

## Mortgage Advice

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

## Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

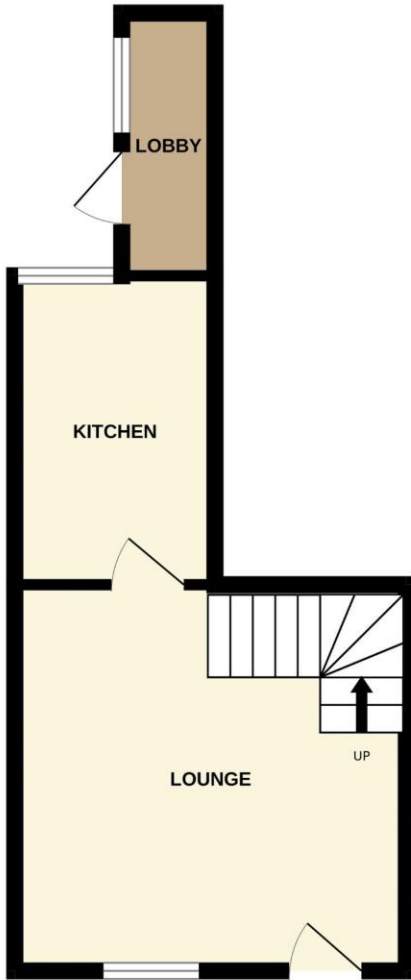
## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

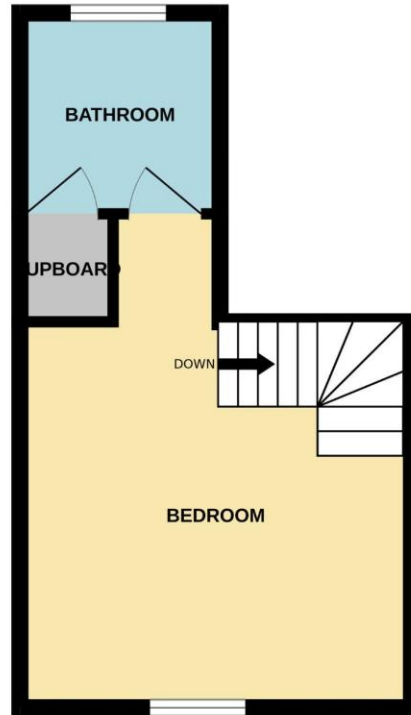


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR  
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq.ft. (50.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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